



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
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## VACANT LAND | FOR GROUND LEASE

# Uptown Site for Ground Lease

**2901 Napoleon Avenue**  
NEW ORLEANS, LA 70115

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## RARE DEVELOPMENT OPPORTUNITY IN UPTOWN

2901 Napoleon Avenue, New Orleans, LA 70115

### PROPERTY DESCRIPTION

This 36,000 sf lot faces Napoleon Avenue and the Ochsner Baptist Medical Complex. The site makes up approximately half the block and is also bounded by Willow and General Pershing Streets.

The property is directly adjacent to Touro LCMC Imaging Center and well-suited for a medical development as well as a variety of other uses.

The owner will consider a build-to-suit development.

### PROPERTY OVERVIEW

SIZE:	36,000 sf 300' x 120' (along Napoleon)
RENTAL RATE:	\$8,000/month
TAXES:	\$10,364.40/year
ZONING:	MU-1 (Mixed Use)



# 2901 NAPOLEON AVENUE NEIGHBORHOOD



Freret Street is in the midst of a renaissance. This highly popular segment is home to multiple restaurants, bars, coffee shops, convenience stores, and a recently opened Rouses grocery store.



The property is directly adjacent to the Touro LCMC Imaging Center, an approximately 13,000 sf facility. Other local medical office buildings include the GR Group Physical Therapy, Integrated Pain and Neuroscience, Southern Orthopedic Specialists, Audubon Surgery Center, and the Napoleon Avenue Medical Office Building.

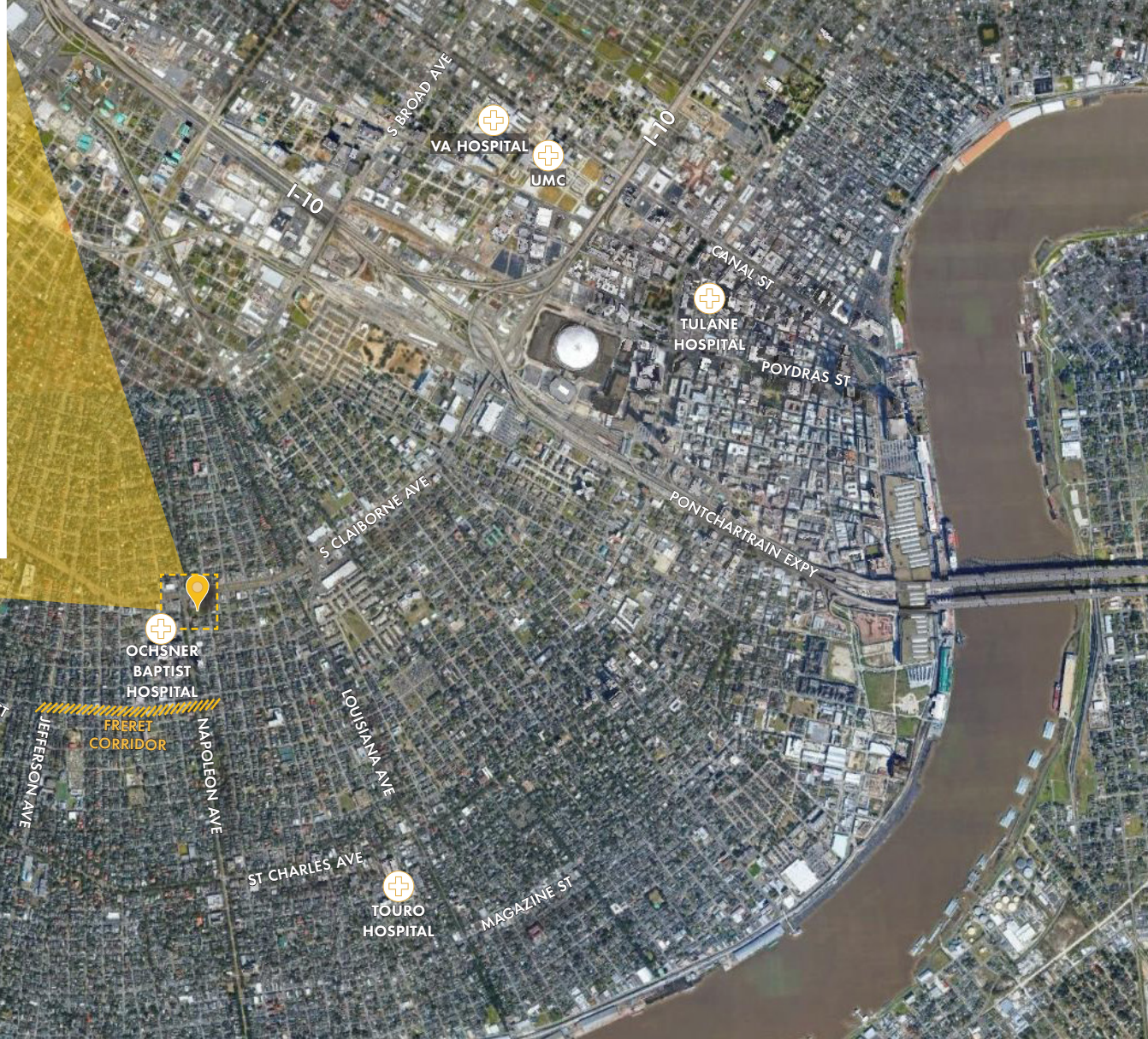
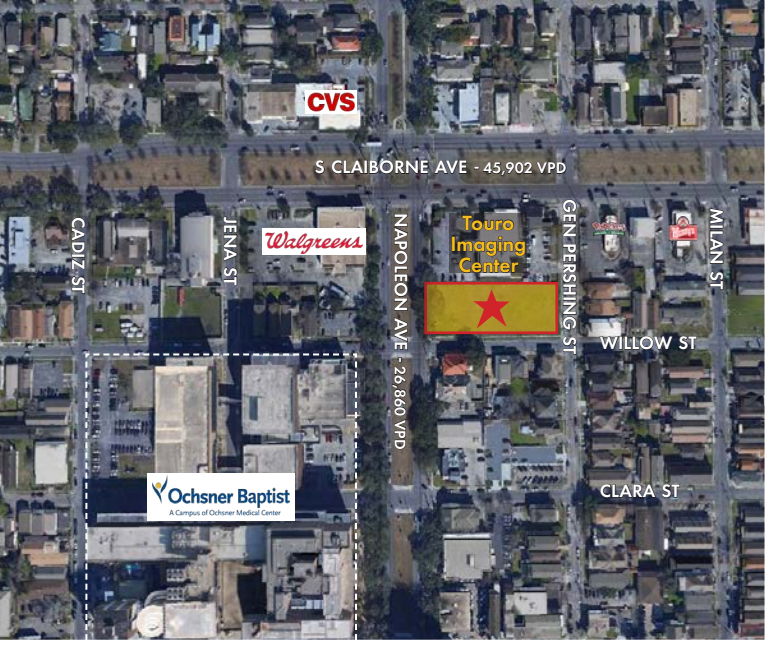


Ochsner Baptist, a part of the Ochsner Health System, is a fully accredited hospital staffed by more than 600 physicians and specialists. It features the Women's Pavilion and a 6,000 sf, 24-hour, full-service emergency department.



Located at the intersection of Napoleon and S. Claiborne Avenues, this corner is one of the most visible in the city. Claiborne Avenue is a well-trafficked commercial corridor quickly connecting to the downtown CBD. Napoleon Avenue is a major thoroughfare for uptown New Orleans.





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